030.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,200 / 736,200
					USE VALUE:	736,200 / 736,200
					ASSESSED:	736,200 / 736,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HO PETER K & ANNA Y/ TRUSTEES
Owner 2:	HO REALTY TRUST
Owner 3:	
Street 1:	79 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HO PETER K & ANNA Y -
Owner 2:	-
Street 1:	79 TUFTS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Brick Veneer Exterior and 2366 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	280,200		456,000	736,200
Total Card	0.115	280,200		456,000	736,200
Total Parcel	0.115	280,200		456,000	736,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.16 | /Parcel: 311.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21256

GIS Ref

GIS Ref

Insp Date 08/19/17

!2551!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,100	0	5,000.	456,000	736,100	736,100	Year End Roll	12/18/2019
2019	101	FV	231,200	0	5,000.	484,500	715,700	715,700	Year End Roll	1/3/2019
2018	101	FV	231,200	0	5,000.	353,400	584,600	584,600	Year End Roll	12/20/2017
2017	101	FV	197,800	0	5,000.	307,800	505,600	505,600	Year End Roll	1/3/2017
2016	101	FV	197,800	0	5,000.	262,200	460,000	460,000	Year End	1/4/2016
2015	101	FV	185,100	0	5,000.	256,500	441,600	441,600	Year End Roll	12/11/2014
2014	101	FV	185,100	0	5,000.	210,900	396,000	396,000	Year End Roll	12/16/2013
2013	101	FV	185,100	0	5,000.	200,600	385,700	385,700		12/13/2012

PRINT

Date	Time
12/10/20	17:56:35

LAST REV

Date	Time
10/23/18	15:35:30
mmcmakin	
2551	

USER DEFINED

Prior Id # 1:	21256
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HO PETER K & AN	1534-123	1	9/27/2018	Convenience	1	No	No		
	939-126		10/1/1980		80,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	163	PATRIOT
4/8/2000	Inspected	268	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/14/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.09378695
Const Adj.:	1.02585149
Adj $ / SQ:	117.817
Other Features:	68300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380686
Depreciation:	100501
Depreciated Total:	280185

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

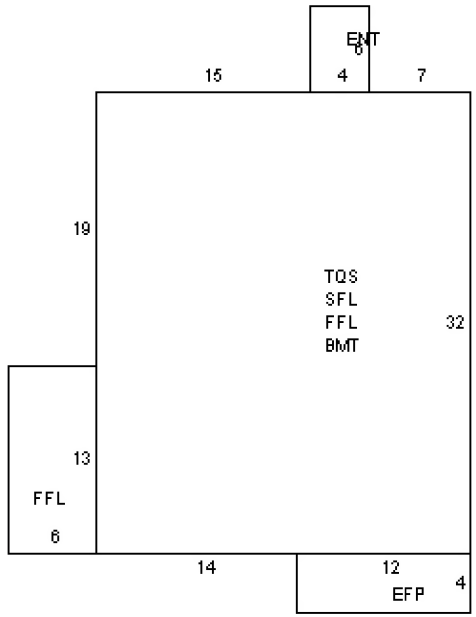
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	117.82
Special Features:	0	Val/Su Net:	85.69
Final Total:	280200	Val/Su SzAd	118.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	910	117.820	107,213
BMT	Basement	832	35.340	29,407
SFL	Second Floor	832	117.820	98,023
TQS	3/4 Story	624	117.820	73,518
EFP	Enclos Porch	48	74.480	3,575
ENT	ENTRY	24	27.080	650
	Net Sketched Area:	3,270	Total:	312,386
Size Ad	2366	Gross Are	3478	FinArea 2366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

030.0-0004-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X9	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc